

RFQ-2014-0425
JOC
Question & Answers
Amendment 01

1. In reference to Paragraph 4.2, primarily on page 6 of 17, Items 4.2.1 and 4.2.2 seem to indicate that there will be a requirement for professionally engineered specifications and drawings for every task order. It has been our experience that the majority of JOC projects with less than a full set of plans and specifications can be developed by the job order contractor using incidental design. Please clarify this requirement.

ANSWER: Design Documentation requirements are specified in Exhibit E – Supplemental Conditions for Washington State Facilities Construction for Job Order Contracts, Part 4 – Specifications, Drawings and Other Documents, 4.005 Design Requirements and Design Documentation, 4.005.1, that states: *“Design Documentation requirements will be defined in the Work Order Request and will be tailored to be appropriate for the complexity and size of the requested Work.”*

Design Documentation requirements shall be considered on a project-by-project basis. If not required, then JOC Contractor provided incidental design may be determined to be appropriate.

2. If projects do require professionally engineered specifications and drawings, please confirm that these will be an additional (and separate) work order cost.

ANSWER: Costs for professional services shall be as specified in Exhibit E – Supplemental Conditions for Washington State Facilities Construction for Job Order Contracts, Part 4 – Specifications, Drawings and Other Documents, 4.005 Design Requirements and Design Documentation, 4.005.2, that states: *“Owner approved design work over and above that required by paragraph 4.03 (i.e. Shop Drawings) shall be indicated on the Work Order Proposal as separate line items.”*

4.005.2 states that, *“If Owner and Contractor agree, the design work may be covered by a separate Work Order.”* This method might be considered if project criteria are sufficiently complex to require the issuance and approval of a separate Work Order Request for design work to proceed first in order to define the scope of work.

3. Paragraph 4.005.2 of the Supplemental Conditions indicates that design above that required in paragraph 4.03 will be a separate work order cost. However, paragraph

10.11.06 of the Supplemental Conditions indicates that section 01 11 of the UPB, which contains the line items for architectural and engineering services, is excluded from use. Please clarify how the contractor will be paid for design when it is required.

ANSWER: The excerpt in Exhibit E – Supplemental Conditions for Washington State Facilities Construction for Job Order Contracts, Part 10 – Miscellaneous Provisions, 10.11.06 Use of Unit Price Book, that states: “Division 1, Items in 01-11, 01-21-16, and 01-31, should not be included on the Priced Item List”, is due to the fact that the costs in the Unit Price Book are percentages rather than dollar amounts. The Contractor may include these as separate line items in the Other Work Order Items category. Compensation to the Contractor for architectural and engineering services (Bare Cost x Coefficient) is the total amount to be paid the Contractor for the Other Work Item.

4. Will the contractor’s markup for non-priced items be negotiated after award? If not, please clarify how non-priced items will be priced?

ANSWER: The method to price Other Work Items (non-priced items) shall be determined upon the satisfactory submittal by the JOC Contractor, and approval of the Owner, of supporting “bare cost” data for labor, materials, supplies, equipment, etc. The price (Bare Cost x Coefficient) is the total amount to be paid the Contractor for the Other Work Item. Items excluded from mark-up are noted in Exhibit E – Supplemental Conditions for Washington State Facilities Construction for Job Order Contracts, Part 10 – Miscellaneous Provisions, 10.11.06 Use of Unit Price Book.

5. Please confirm that the instructions in the Supplemental Conditions for pricing change orders supersede the instructions in the General Conditions, and that change orders will be priced in the same manner as work orders, i.e., using the unit price book and coefficient.

ANSWER: Yes, the provisions for pricing change orders in Exhibit E – Supplemental Conditions for Washington State Facilities Construction for Job Order Contracts supersedes the instructions in Exhibit D – General Conditions for Washington State Facilities Construction.

Pricing of change orders shall be as specified in Exhibit E – Supplemental Conditions for Washington State Facilities Construction for Job Order Contracts, 7.01 Change in the Job Order Contract Work or Time, B.1, that states: “The Change Order Proposal shall be comprised of a Change Order form as the top sheet, and the price established and supporting information provided of the same type required to be included for a Work Order Proposal.”

6. Is it anticipated that Federal funds will be utilized for work under this contract? If so, are there additional requirements, e.g. Davis-Bacon Wage Determinations, that will apply to the contractor? Will the job order contractor be subject to a Project Labor Agreement (PLA)?

ANSWER: It is not anticipated that Federal funds will be utilized for work under this contract. The JOC need only comply with State Prevailing Wage Rates. The JOC is not subject to a Project Labor Agreement (PLA) for work under this contract.

7. The contract addressed vertical/facility work, but one of the sample projects is a horizontal project (i.e. Spokane Street Sewer Renovations). Can you provide an understanding of the amount of civil work to be anticipated under this contract?

ANSWER: The amount of civil work anticipated under this contract cannot be determined at this time.

8. P. 13 of 17 of the solicitation identifies criteria to evaluate the final proposal, but does not indicate the point breakdown. Would you please provide the point distribution for the various criteria listed? (e.g. if a contractor is within 10 percent of the lowest bid, how will they be scored)

ANSWER: Section 16.0 Evaluation Criteria – Points Breakdown provides the information the maximum points available for each scoring criteria.

9. Please advise at what stage of this process you would like us to include *Exhibit N – State Certifications and Assurances* with our proposal.

ANSWER: Include Exhibit N – State Certifications and Assurances at the time you submit your proposal.